

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Jefferson County

State: AL

PJ's Total HOME Allocation Received: \$16,269,089

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:				PJs in State:	6	
% of Funds Committed	86.91 %	94.97 %	6	92.82 %	18	16
% of Funds Disbursed	83.15 %	82.49 %	4	82.38 %	42	42
Leveraging Ratio for Rental Activities	0.65	1.75	4	4.55	16	13
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	90.06 %	1	80.69 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	74.54 %	71.75 %	5	67.01 %	53	56
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	88.16 %	75.20 %	3	79.23 %	56	64
% of 0-30% AMI Renters to All Renters***	50.66 %	45.06 %	3	44.47 %	58	61
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	89.87 %	1	93.93 %	100	100
Overall Ranking:			In State:	3 / 6	Nationally:	51 51
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$41,609	\$21,614		\$24,984	152 Units	37.30 %
Homebuyer Unit	\$26,556	\$19,823		\$14,192	253 Units	62.20 %
Homeowner-Rehab Unit	\$69,237	\$17,584		\$20,036	2 Units	0.50 %
TBRA Unit	\$0	\$4,831		\$3,164	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jefferson County AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$68,463	\$72,364	\$71,737
State:*	\$68,115	\$75,752	\$21,387
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 3.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.86

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	45.4	19.0	0.0	0.0
Black/African American:	53.3	79.8	100.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.7	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.7	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	1.2	0.0	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	89.5	13.8	0.0	0.0
2 Persons:	9.9	29.6	0.0	0.0
3 Persons:	0.7	25.7	100.0	0.0
4 Persons:	0.0	20.2	0.0	0.0
5 Persons:	0.0	7.9	0.0	0.0
6 Persons:	0.0	2.0	0.0	0.0
7 Persons:	0.0	0.8	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	7.2	13.0	0.0	0.0
Elderly:	91.4	5.5	50.0	0.0
Related/Single Parent:	0.0	60.9	50.0	0.0
Related/Two Parent:	0.0	18.2	0.0	0.0
Other:	1.3	2.4	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	40.8	0.0 [#]
HOME TBRA:	1.3	
Other:	0.0	
No Assistance:	57.9	

of Section 504 Compliant Units / Completed Units Since 2001 14

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jefferson County State: AL Group Rank: 51
 (Percentile)
 State Rank: 3 / 6 PJs Overall Rank: 51
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	74.54	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.16	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.78	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

